

For Sublease +/-67,500 SF

4345 INDUSTRIAL WAY, BENICIA, CA 94510



Location:

4345 Industrial Way is a Class A, 67,500 SF logistics warehouse located in within the Benicia, CA Industrial Park. It has immediate access to I-680 and is well located to service the area wine, food, and refinery industries. Benicia, CA is located halfway between the Sacramento and SF Bay Area markets.

Sublease Summary

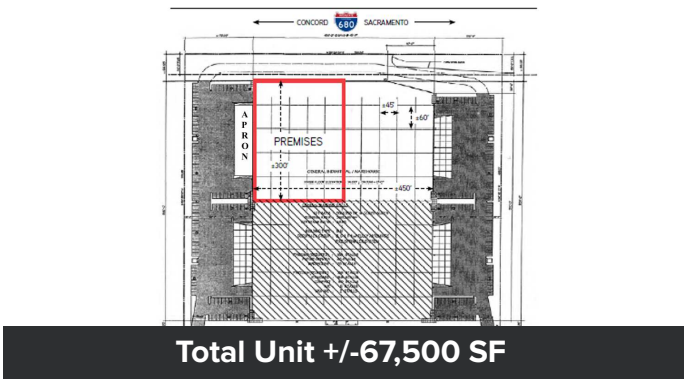
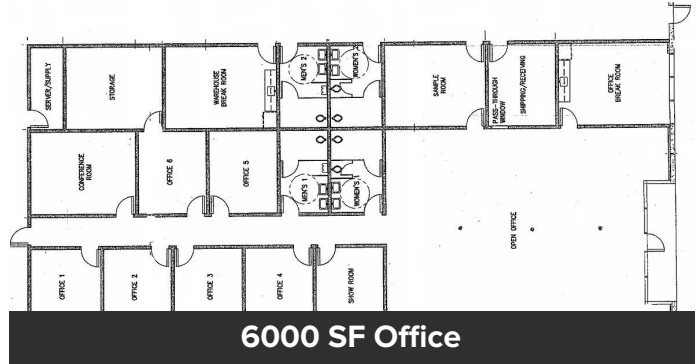
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|----------------------------------|---------------------------------|
| Sublease Rate: | \$0.94 SF NNN \$0.26 SF OPEX |
| Available SF: | +/-67,500 (6,000 SF Ofc) |
| Clear Height: | +/-30' |
| Loading: | 12 DH, 1 GL |
| Divisible: | +/-20,860 SF, 1GL, 725 SF Ofc. |
| Clear Height: | 30' |
| LED: | April 30, 2028 |
| Columns & Sprinklers: | 60'x45' with ESFR |
| Procuring Broker Fee: | 5% |



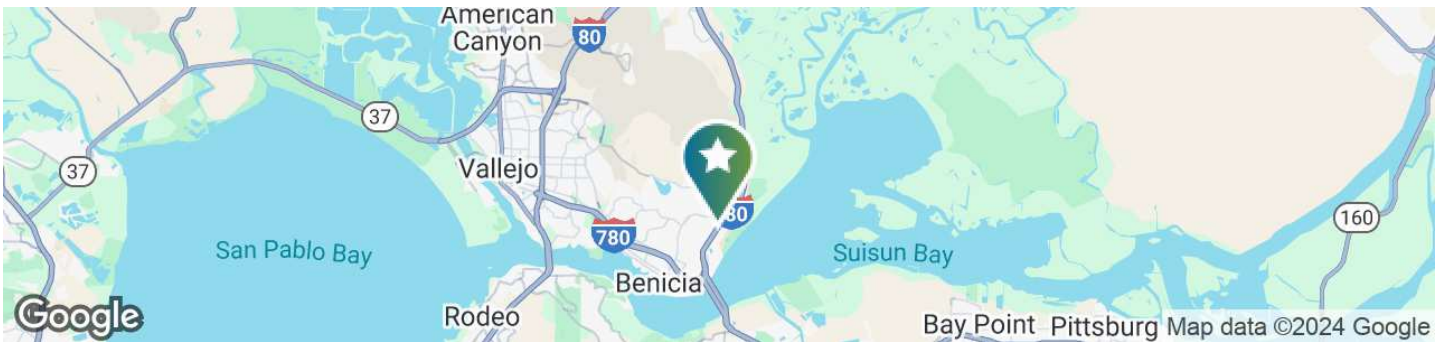
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Site & Floor Plans



Location Information



For More Information

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